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Application Ref: **2014/6871/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Elliott Square
London
NW3 3SU

Proposal:
Alteration to building fenestration.

Drawing Nos: 1161.02.11(A), 1161.03.12(A), 1161.03.11(B), 1161.01.15(A),
1161.01.14(B), 1161.01.13(A), 1161.01.12(A), 1161.01.11(-), Design and Access,
1161.01.00(-), 1161.01.01(-), 1161.01.02(-), 1161.01.03(-), 1161.01.04(-), 1161.01.05(-),
1161.02.01(-), 1161.03.01(-),

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1161.02.11(A), 1161.03.12(A), 1161.03.11(B), 1161.01.15(A), 1161.01.14(B), 1161.01.13(A), 1161.01.12(A), 1161.01.11(-), Design and Access, 1161.01.00(-), 1161.01.01(-), 1161.01.02(-), 1161.01.03(-), 1161.01.04(-), 1161.01.05(-), 1161.02.01(-), 1161.03.01(-),

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission:

The application site forms part of the cul-de-sac at Elliot Square. The property is built over three stories as part of large estate built in the 30s. The property is currently used for residential purposes. The application site is not within a conservation area and is not listed. However there is a TPO on site for the mature Hornbeam.

The original scheme has been amended to remove the proposed plant room on the roof. The current application proposes to make alterations to the rear and front fenestration of the building. At the front the application proposes to remove the current garage doors and replace them with windows. At the rear it is proposed to alter the existing windows at ground and first floor into two balconies at first floor with a depth of 0.5 metres (the same as existing) and three aluminium sliding doors at ground floor.

Policies CS14 requires that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.

The proposed changes are in keeping with similar neighbouring properties within

the Elliot Square estate. There are several examples of these changes at both front and rear of the properties. However the distinctive design of the properties together with their unusual wooden cladding that runs along the centre of the properties means that unlike other uniformed estates the proposal would make little difference to the distinctive character of the development, the building or the area.

Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

The proposed development would not create additional overlooking to any areas that cannot currently be overlooked by the current occupiers of the property. There would also be no implications for loss of sunlight, daylight or increase in noise.

All objections have been assessed as part of the determination of the application. The site's planning history was also taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of the London Plan (2011) and chapter 7 of the National Planning Policy Framework (2012)

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment